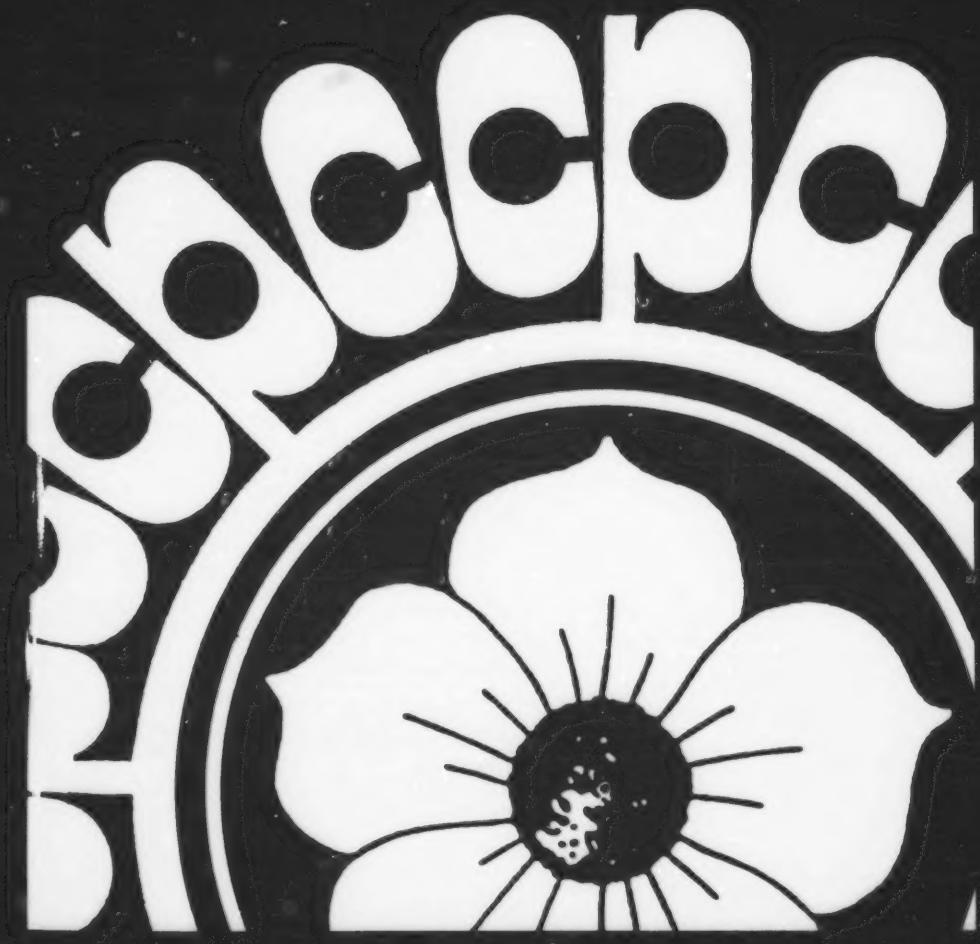
ANNUAL REPORT

VICTORIA • BRITISH COLUMBIA
PROVINCIAL CAPITAL COMMISSION

1989
1990



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PROVINCIAL
CAPITAL COMMISSION

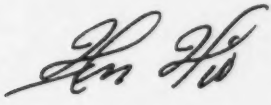
Report of the year ended
March 31, 1990

Honourable Mel Couvelier
Minister of Finance and Corporate Relations
Parliament Buildings
Victoria, British Columbia
V8V 1X4

Dear Minister:

On behalf of the Provincial Capital Commission, I have the honour to submit the Annual Report of the Commission for the year ending 31 March 1990.

Respectfully submitted,



Kenneth A. S. Hill
Chairman

As Minister Responsible for the Provincial Capital Commission, it is my pleasure to present the Annual Report for the year March 31, 1990.

During the past thirty four years, the Commission has provided outstanding service to the Capital Region of our Province. One can look in almost every part of the Capital Region and note some enhancement project undertaken by the Commission, either on its own or in cooperation with a municipality.

The permanent legacy of projects for the enjoyment of both citizens and visitors alike, is a consequence of the dedicated work and imagination of Commission members.

The devotion of Commission members to the task of improving and enhancing our natural and human environment is well known. I would, therefore, like to thank members for their voluntary public service through which we are all greatly enriched.

Yours sincerely,

Mel Couvelier
Minister Responsible

CHAIRMAN'S MESSAGE

I am pleased to have this opportunity to report on the activities of the Provincial Capital Commission for the year ending 31st March 1990.

The fiscal year saw the end of many years of discussion concerning the matter of "Open Meetings". At a special meeting held January 30, 1990 the following resolution was adopted:

That future meetings of P.C.C. be conducted as open sessions, with the exception of topics relating to:

1) legal matters
2) property matters
3) personnel matters
4) negotiations
5) recommendations to Minister Responsible or Lieutenant-Governor in-Council

which will be addressed in-camera.

Commission also adopted a further motion stating:

That P.C.C. meetings, now to be split into open and in-camera components, be conducted on this basis for a six-month trial period.

Comprehensive Plan Committee members have focused considerable effort on implementation of the many recommendations contained in the Comprehensive Plan. One of the major products of that effort has been the Scenic Resources Report which, while dealing initially with the arterials to Greater Victoria, will eventually address all Capital Ways in the area.

An initiative to review the possibility of privatizing the Crystal Garden attraction was abandoned by employees during the year.

A major focus of the year involved rehabilitation of the very important Provincial Heritage site commonly known as St. Ann's Academy. After reaching agreement in principle with a private sector company, documentation in the form of an agreement to lease was signed early in the year and work on the project is expected to commence in the fall of 1990.

Another major focus of Commission activity during the past year has been the Wharf Street Waterfront project. This major redevelopment of critical Harbour front properties is being jointly planned with representatives of the City of Victoria.

To accommodate the renovation/restoration of St. Ann's Academy the Commission relocated its offices to a newly purchased heritage building at 613 pandora Ave.

I wish to express my sincere appreciation to all Provincial Government Ministries and others who assisted the Commission in the pursuit of our mandate during the 1989-90 fiscal year. Special thanks is extended to Commission members who voluntarily give of their talents.

Kenneth A. S. Hill
Chairman

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HISTORY

The Provincial Capital Commission, since its inception in 1956, has been responsible for a designated area known as the Capital Improvement District. In addition to the City of Victoria and the Municipalities of Esquimalt, Oak Bay and Saanich the designated area now includes the whole of the Saanich peninsula and the Western Communities. The Commission's mandate today, just as it was during the years it operated under its original name - The Capital Improvement District Commission - is to protect and enhance those amenity values of Greater Victoria and its approaches which are appropriate for the Capital City of the Province of British Columbia.

The Provincial Capital Commission, as the name suggests, is the British Columbia counterpart of the National Capital Commission in Ottawa. While the N.C.C. has comprehensive powers, the P.C.C., in pursuit of it goals and with approving authority only in the case of proposed developments on Provincial Crown Land, relies heavily upon its example, good offices and the cooperation of all the member municipalities, the Capital Regional District and all levels of senior government.

The Commission, in accordance with the Capital Commission Act, has a 14 member board which includes six seats filled by nominees of the four core municipalities and eight appointed by the Province - all chosen for the experience and expertise they can bring to bear in furthering the enhancement needs of the Capital Improvement District. The positions of Chairman and Vice-Chairman are two of the O.I.C. appointments made by the Province.

Traditionally the Commission has funded, wholly or in part, construction and development work for improvement and beautification projects initiated by member municipalities in the designated area. This is still a major area of Commission activity, and has been augmented in recent years by extensive improvements initiated by the Commission itself. A small resource group was established in 1977 by the Minister Responsible to attend to such Commission initiatives and to assist the Commission in the day to day management of a portfolio of "special interest" properties entrusted to it by the Province. Since completion in 1957 of its very first project, which consisted of improvements to part of the Dallas Road waterfront, the Commission, in cooperation with the Municipalities of Victoria, Esquimalt, Oak Bay, Saanich, and latterly Sidney, North Saanich and Central Saanich, has spent or committed approximately $9 million for such improvement projects.

Again in recent years the "special interest" properties have become a very important part of the Commission's responsibilities. The Commission was the agency through which the Province chose to achieve the rehabilitation of the derelict Crystal Garden facility. It was also the Commission that the Province looked to in seeking appropriate stewardship of the former St. Ann's Academy campus, which will undergo a major renovation and restoration. "Special interest" projects traditionally have generally been accomplished through specially warranted Provincial funding over and above the Commission's annual appropriation. In the case of St. Ann's however, the Commission has arranged for the rehabilitation of the property to be undertaken without any direct funding from the public sector.

Because of its key contribution to the heart of Victoria, the Inner Harbour, and more particularly the Inner Basin, has always enjoyed centre stage attention. The Commission, with title to major waterfront properties on both the Wharf Street and Belleville Street flanks, endeavours to ensure that future development in this area will be in keeping with the impressive surroundings.

An example of these endeavours is the fully renovated 812 Wharf Street building. Once a gas station and unfinished car park, this building is now an impressive three level facility serving a variety of tenants and community needs.

An illustrated record of the work of the Commission was published in 1986 to mark the 30th year of Commission activity.

THE FULLY RENOVATED 812 WHARF STREET BUILDING

PROVINCIAL CAPITAL COMMISSION - MANDATE

The Provincial Capital Commission is a corporate entity with a Minister of Government being responsible for reporting to the Legislature on behalf of the Commission. Although the legislation creating the Provincial Capital Commission only goes back to 1977, the origins of the Commission go back to the first meeting of the Capital Improvement District Commission held on 5 June 1956. The P.C.C., a semi-autonomous corporate body, is established by the Capital Commission Act.

The Commission usually meets once per month and sub-committees may meet more often depending on the demand of their specific task.

As a corporation operating with only limited funding from Government, the P.C.C. must produce an adequate return from the properties it manages in order that it can generate sufficient surplus funds to achieve its mandate with respect to the enhancement of the amenities of the Capital Improvement District.

While the Commission's mandate is to enhance and beautify the environment of the Capital Region, a number of the properties to which it holds title are commercially viable. In many instances these holdings are utilized as revenue generators which provide most of the fiscal resources required to carry out the mandate.

The P.C.C. has jurisdiction over 46 properties within the Capital Improvement District, an area of approximately 197 square miles, 126.134 acres or 51.046 hectares. The assessed value of the 46 holdings of the P.C.C. in 1989 was approximately 30 million dollars.

The mandate of the Commission is best expressed by the following goals and objectives:

GOALS

A. Enhancement of the amenities and environment in the Capital Improvement District (i.e. Greater Victoria) for the benefit of B.C. residents and visitors to the Province.

B. Protection and enhancement of arterial approaches to Greater Victoria.

C. Response to requests by the Government for the undertaking of Special Projects.

OBJECTIVES

I. Promotion and/or support of improvement efforts, by others, which maintain or enhance amenities in the Capital Improvement District.

II. Protection of aesthetically pleasing natural and/or man-made environments in the Capital Improvement District.

III. Development of public amenities in the Capital Regional District.

IV. Coordination with and assistance to other agencies within the Capital Improvement District with respect to activities which affect the public amenity values of the District and arterial approaches thereto.

V. Review and comment on (vet) plans for disposal and/or alteration of any land, building or other work owned by the Province in the Capital Improvement District.

VI. Purchase, acquisition and holding real property within the Capital Improvement District for the purpose of establishing or enhancing public amenities.

VII. Enactment of bylaws designed to protect, improve or enhance amenities in the Capital Improvement District and arterial approaches thereto.

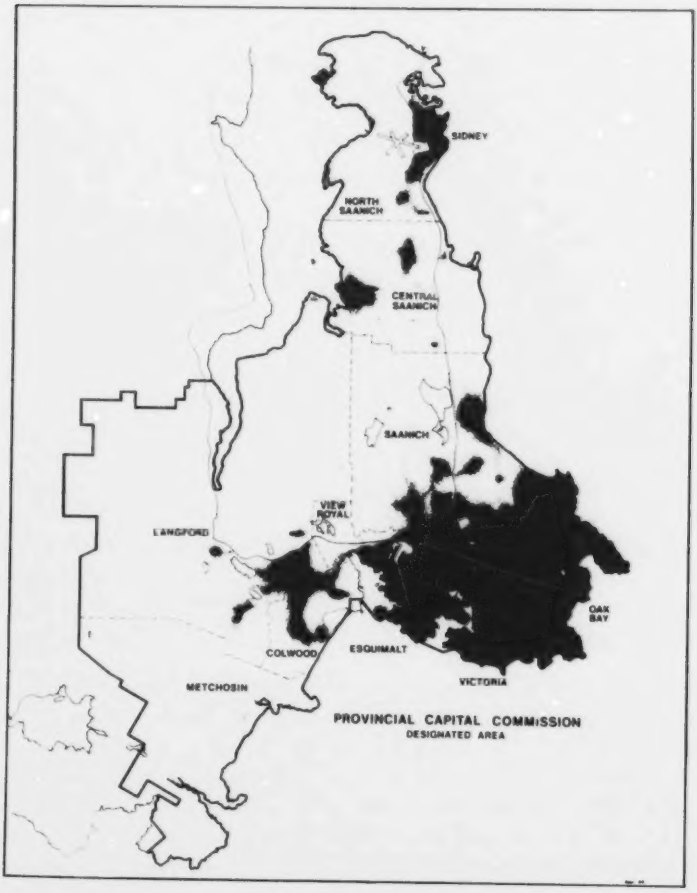
The Commission only operates one property directly. It staffs and operates the Crystal Garden and while it is responsible for St. Ann's Academy, an Agreement to Lease has been signed which will see management responsibility for this property being assumed by the tenant.

Much of what the P.C.C. accomplishes is the result of consultation, cooperation, collaboration and advocacy. Commission relies on the influence of its good offices rather than on legislative provisions to influence enhancement within the C.I.D.

The majority of the P.C.C.'s beautification work has taken place in cooperation with and often at the initiation of area municipalities. Since 1956, the Commission has expended or committed approximately $9.0 million on over 100 different beautification projects in the Capital Region in association with Greater Victoria municipalities.

DESIGNATED AREA

Last fiscal year saw the expansion of Commission's designated area of responsibility (jurisdiction), commonly known as the Capital Improvement District. The area now includes all of the Western Communities. This action greatly facilitates Commission decisions when enhancement projects are submitted by area Municipalities for funding consideration. The boundaries of the designated area are as indicated by the map shown below:



COMPREHENSIVE PLAN

The goal of the Comprehensive Plan was to prepare a planning document which provided both general and specific guidelines and direction for decision making purposes regarding amenity provision, enhancement and protection in the Capital Improvement District. Commission was determined to develop a well conceived plan to ensure that it is able to exercise its mandate for amenity enhancement both through use of its own property portfolio and through enhancement of other public properties.

With the publication of the Comprehensive Plan in the fall of 1988, attention was then turned to preparation of guidelines for its implementation.

In February 1990 the Commission approved the final draft of the document produced by planning staff and titled "An Inventory and Classification of the Scenic Resources along the Capital Ways - Part One: The Arterial Approaches".

This report is an inventory of the scenic resources along the Trans-Canada Highway from the northern boundary of the Capital Improvement District to the Town and Country Shopping Centre. It is also an inventory of the views along the Patricia Bay Highway from the Swartz Bay Ferry Terminal to the Town and Country Shopping Centre. The report is intended to clearly establish the nature of the scenic resources along the two highways, to identify opportunities for protection and enhancement of these resources and to define potential problems which could threaten them.

The above described portions of the two highways were selected to be inventoried first because they are the most heavily traveled of the Capital Ways and are scheduled to be upgraded in the near future, with a consequent redesign of the major intersections. These two routes constitute the first impression of the region for most visitors.

The Scenic Resources report is basically made up of four components:

1. A written description of the views encountered along the two highways within the Capital Improvement District.

2. A series of maps to illustrate and clarify those views.

3. A series of charts which give a graphic summary of the views from the two highways based on a 1/10 kilometer interval.

4. A discussion of view vulnerability and the management of views followed by a series of recommendations for Commission action.

The report was provided to the Ministry of Transportation & Highways and Commission was extremely pleased to receive assurance from the Minister that Commission concerns will be taken into consideration during the design phase of the Trans-Canada and Pat Bay Highways.

Commencing in March 1990, with an illustrated presentation to View Royal Council in open session, the Commission began a series of appearances before, hopefully, all interested local jurisdictions within the Capital Improvement District. Early indicators were that the Commission's initiative on the subject of protection and enhancement of scenic resources was being very well received.

WHARF STREET WATERFRONT DEVELOPMENT

This project was initiated as a consequence of a recommendation in the Provincial Capital Commission's Comprehensive Plan and discussions which resulted therefrom.

The former "Ocean Cement Site" was purchased by the City of Victoria, with substantial assistance from the senior governments, for the purpose of public use and enjoyment. It has been suggested that this site, in combination with the Ship Point Uplands, should be planned as a "people place" for festivals and celebrations of a formal nature in keeping with its proximity to the Legislature. Any development of this site should ensure that the panoramic views of the Legislature are preserved.

Both the P.C.C. and the City agreed that the Downtown shoreline of the Inner Harbour should be planned in a comprehensive manner because development on any one site will critically affect neighbouring properties. Certain developments, such as a waterfront Maritime Museum, parking garage, festival market and/or passenger transportation facility have been suggested for either the "Ocean Cement Site" or the P.C.C.'s "Reid Site" to the north.

The analysis in Appendix B (Comprehensive Plan) of the "Reid Site" and the "Ocean Cement Site" properties indicates that the latter could more appropriately meet the Commission's mandate while the Reid Site is a more suitable vehicle for meeting the goals of the City.

As a consequence of this analysis it was recommended:

> The "Reid Site" should be exchanged by P.C.C. for the City owned "Ocean Cement Site".

In response to a formal proposal in this regard, the City of Victoria responded with a counter proposal suggesting a comprehensive joint development with an equal sharing of expenses and revenues associated with the project.

The Commission considered the matter of terms of reference and/or planning program for the site at a regular meeting held 26 April 1988 at which time the following motions were adopted:

> **That, in the matter of the proposed joint development of the "Reid Site", "Ocean Cement Site", and "Ship Point South Site", P.C.C. approve in principle the proposals contained in the City of Victoria's Director of Planning letter dated 31 March 1988, and that a joint committee of City of Victoria and P.C.C. representatives be struck to develop parameters for the proposed joint project, and to report back to the parent bodies on a regular basis but no less frequently than monthly.**

The original program developed by the steering committee on the basis of direction given by both partners and with the approval of both partners, was judged to be in need of some revision. Consequently, the Commission and the City agreed to expand the steering committee and authorize further evaluation and redefinition of the program prior to additional rounds of public review and input. The re-evaluation is expected to be completed by the late fall of 1990.

ST. ANN'S ACADEMY

The existing 76,000 square foot building on the site was originally a girls' school and convent and more recently office accommodation for registered non-profit societies and Provincial Capital Commission staff.

As a result of the need for complete redevelopment of the building and site and the requirement to provide vacant possession to the developer, Commission worked with the many non-profit societies housed in St. Ann's to find alternate accommodation.

Commission only had legal obligations with a small number of the anchor tenants in the St. Ann's building. Despite that, all tenants were treated properly by issuing at least three-month notices to those tenants who were in the building on a month to month basis. In addition, Commission did its best to try and assist tenants find suitable alternative accommodation.

Commission representatives met individually with those tenants to whom they had additional obligations as a result of leases which were in effect and negotiated satisfactory arrangements consistent with the legal and moral obligations to them. Effective 15 February 1990, all former tenants of St. Ann's Academy were satisfactorily relocated to other accommodation.

Rehabilitation of the very important Provincial Heritage site has been arranged by way of agreement with a private sector company. An agreement to lease was signed early in the year and work on the project is expected to commence in the fall of 1990.

CRYSTAL GARDEN

In 1989/90, the Garden attraction experienced another good year, with revenues increasing by 29%.

The community rentals programme continued to be a strong element with close to 250 days being booked for events ranging from wedding receptions to trade shows to banquets.

Work was completed on signage for the over 250 different varieties of vegetation in the garden.

During the year, a group of Crystal Garden employees expressed an interest in the possibility of privatizing the attraction business. After several months of research, the group decided not to pursue the matter further.

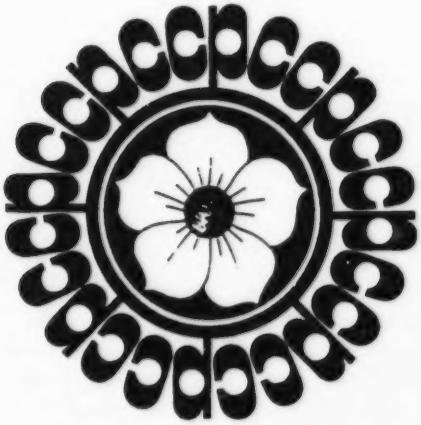
In order to pursue the interest in and merits of privatizing the attraction, Commission plans to call for expressions of interest in the fall of 1990.

CORPORATE IDENTITY PROGRAM

For several years Commission has been pursuing a program whereby Commission activities are given a higher profile in order that the public is better informed on the activities of the Commission.

A significant component of that program involved development of a "logo' for purposes of Corporate Identity.

Following considerable thought and effort Commission adopted a design developed by Commission Projects Manager, Ken Patton. The logo incorporates the Dogwood encircled by the letters PCC. The logo was then approved by Provincial Government authorities through the offices of the Minister Responsible and has been in use since that time. This annual report is the first one which features the Commission logo on its cover.



THE PROVINCIAL CAPITAL COMMISSION

STANDING LEFT TO RIGHT:
Mr. H. Topham, Ald. D. S. Nicholson (Oak Bay) (Executive Member), Ald. R. Williams (Saanich), Ald. I. Block (Saanich), Ald. S. Hansen (Victoria), Ald. C. Blair (Esquimalt).

SEATED LEFT TO RIGHT:
Dr. L. Wallace, Mr. R.D. Clack, Mr. K.A.S. Hill (Chairman), Mrs. P. Charlesworth (Vice-Chairman), Ald. J. Baird (Victoria), Dr. R. Crant,

MISSING FROM PICTURE:
Mr. K. Mawdsley (Executive Member)

BYLAW NUMBER 6

As the Chairman indicated earlier in this report, Commission adopted a motion stating:

> **That future meetings of P.C.C. be conducted as open sessions, with the exception of topics relating to:**
>
> **1) legal matters**
> **2) property matters**
> **3) personnel matters**
> **4) negotiations**
> **5) recommendations to Minister Responsible or Lieutenant-Governor in-Council**
>
> **which will be addressed in-camera.**

This decision required considerable change to the operating procedures of Commission. As a consequence, it was considered necessary to prepare a new bylaw governing the procedures to be used in conducting Commission business. The new bylaw, number 6, was adopted by Commission on April 24, 1990 and replaces the former procedural bylaw number 4. The new bylaw, among other things, states that:

> **The Regular Meetings of Commission shall be open to the public and no person shall be excluded, except for improper conduct. If, in the opinion of the Commission, the public interests so require, it may hold special meetings and exclude therefrom:**
>
> **i) persons other than its members and officers; or**
> **ii) persons other than its members.**

The bylaw also provides for delegations to appear before Commission as outlined in the following clauses:

All delegations requesting permission to appear before Commission shall submit to the Executive Director written requests to address Commission, including written briefs outlining their intended presentation by noon, the Wednesday preceding a Regular Meeting.

Written briefs from a delegation wishing to address Commission shall clearly outline the topic and include specific concerns of the delegation relative to the topic which shall be included in the Commission Agenda. No letters, affidavits or other documents shall be attached to the briefs unless the subject matters of the same are embodied in the petitions or briefs.

In order that members of the public are fully informed of Commission activities, the bylaw also provides for public access to minutes of regular meetings as indicated in the following clause:

The minutes of the proceedings of all Regular Meetings of the Commission shall be drawn up and legibly recorded in a book to be kept for that purpose, and shall be signed by the presiding Chairman at the next meeting at which they are adopted, and, with the exception of the minutes of a Special In-Camera Meeting, the said minutes, after adoption, shall be open for the inspection of any person who may make copies thereof and extracts therefrom at all reasonable times, on payment each time of a fee of one dollar.

By way of adoption of Bylaw Number 6, Commission has attempted to make access to its business much easier for members of the public at large.

NEW OFFICE BUILDING

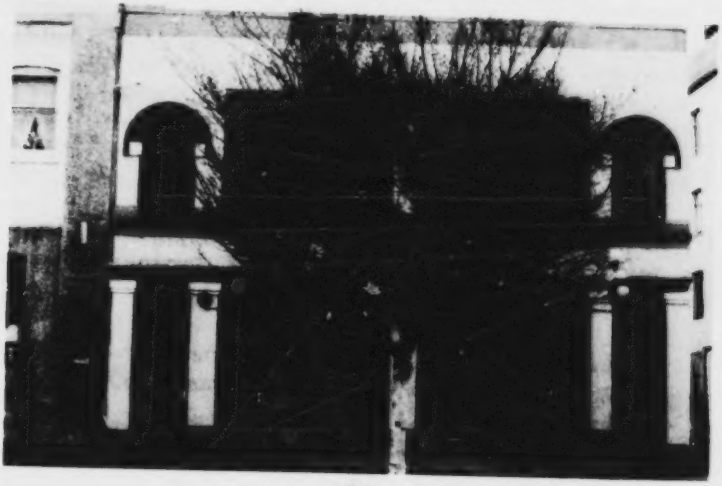
As a result of the redevelopment of St. Ann's Academy, Commission was required to find a new location for its administrative offices.

After considerable searching, Commission purchased, from the City of Victoria, a building at 613-15 Pandora Avenue.

The building required only minor renovations to accommodate Commission office needs and was occupied as of 1 February 1990.

The new offices are in a building with a long history which has resulted in City of Victoria designation as a heritage building. At some point in the future Commission will want to determine what additional renovation/restoration may be required to make the building exterior more in keeping with its past appearance.

The new office building accommodates all administrative staff of the Commission and is the location of the Commission Boardroom where all regular meetings of the Commission are held.



812 WHARF STREET RENOVATIONS

This Commission building underwent significant renovations in 1987 resulting in first class accommodation for tenants which included Tourism Victoria, the City of Victoria, a restaurant and a gift gallery.

Part of the renovation included installation of an intermediate floor in the building. Part of the intermediate floor was utilized as a restaurant while a large portion of the floor was left undeveloped pending identification of an appropriate use.

As a result of the redevelopment of St. Ann's Academy, Commission worked with several of the tenants of that building to assist in finding suitable alternate accommodation. One of the tenants, the Western Institute for the Deaf and Hard of Hearing, agreed to relocate to 812 Wharf Street if office accommodation was constructed in the vacant space.

Since Commission was anxious to fully utilize this important property, agreement was quickly reached and under Commission direction a suite of offices was developed at 812 Wharf Street to accommodate the Institutes staff and services.

As a consequence of this action, the 812 Wharf Street building is now fully occupied and all former tenants of St. Ann's Academy have been satisfactorily relocated.

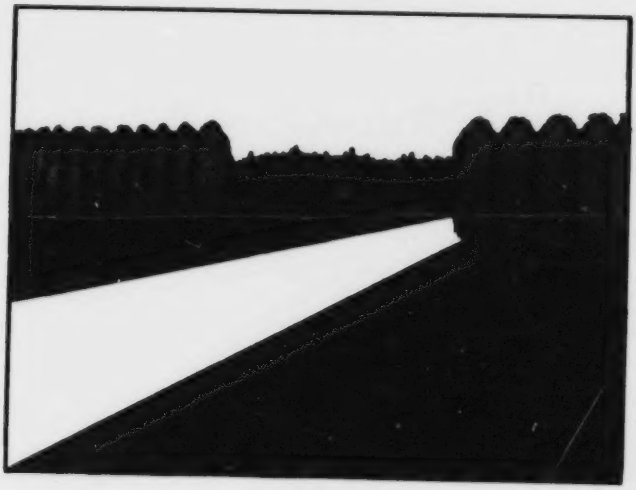
HIGHWAYS PLANNING

Comprehensive Plan policies regarding view protection along the arterial approaches to the Capital became a high priority when the Provincial Government announced the program to upgrade the Trans-Canada highway and the Patricia Bay highway to Freeway standards.

Commission was concerned that planning for highways improvement should also include a plan for scenic protection.

Commission staff prepared an inventory and classification of the scenic resources along the two roadways to identify problems and opportunities relative to scenic protection. This report contained recommendations for Commission action as well as view protection objectives and a view protection strategy.

The report was given approval in principle by the Commission and has been circulated to elected members and officials of the three levels of government, for information and comment.



OPERATING STANDARDS

As a result of a presentation made by Commission staff to the Intermunicipal Recreation Administrators Group on 20 October 87, three of the group's members were delegated to serve on a committee to assist the Commission in preparation of a set of Open Space (Park) Maintenance Standards. It was hoped that if a set of maintenance standards were to be developed by P.C.C. in cooperation with the municipalities, those standards could be considered as a prerequisite qualification for all future enhancement projects as well as for use on any Commission properties. In addition, it was thought C.I.D. Municipalities might wish to adopt the standards for application within their own jurisdictions.

The Committee has been meeting regularly to consider and prepare information consistent with these objectives. In addition to the maintenance standards, committee members have expanded the task to include a review and selection of software appropriate to the systematization of the standards once adopted. It is anticipated that the task will be completed by the fall of 1990 at which time there will be documentation available for consideration by Commission and other interested agencies.

ENHANCEMENT PROJECTS

The Capital Commission owns and manages some 46 properties in the Capital Improvement District ranging from undeveloped open space to high profile commercially viable properties. In order to ensure that these are not the only properties which are enhanced or "beautified", Commission encourages Municipal Governments and others to enhance or "beautify" those properties under their jurisdiction which have an impact on the scenic or environmental values of the Provincial Capital region.

Following publication in 1987 of the Commission history titled "Thirty Years of Effort, 1956-1986", and with completion and publication of the Commission's "Comprehensive Plan" in the fall of 1988, a much wider public awareness of the Commission's role, mandate and achievement has been fostered.

Understandably, from time to time the spotlight is drawn to "special projects", such as has been the case with the rehabilitation of both the Crystal Garden and St. Ann's Academy property. The most significant Commission activity, however, has continued to be in the area of enhancement projects, which is taken as a main thrust of the enabling legislation.

There has never been any shortage of applications for assistance in the form of grants for enhancement projects from the Commission's "beautification fund". Projects considered worthy of Commission participation over the years, for the most part, have well stood the passage of time. In many cases, where projects have been phased over a number of years, the total end-product has become an amenity far more highly valued than simply the sum of its component parts. In this category would be projects such as the Gorge Parkway, West Bay Waterfront Walkway, Inner Harbour Lower Causeway, Colquitz River Park and Cuthbert Holmes Park.

The two documents referred to in the second paragraph have brought into sharper focus not only the important benefits that can be brought about through applications for projects such as these, but also the way in which such applications should be evaluated. The annual dollar value of applications received has always far outstripped Commission's funding resources, and it is now more important than ever to determine where available funds can be spent to produce the best value for the greatest number of people. Looking at project applications in this light parallels Commission's need, on a broader planning level, to involve itself in pro-active cooperation with all agencies contributing to the quality of the Capital Improvement District. The Commission's one-time ability to purchase attractive properties with "greenbelt potential" or to protect from commercial development are diminished somewhat due to the price of land.

It is still recognized however that, for visitors using the main access routes to the city, first impressions are so important, and for local residents repeatedly using these same routes, the conditioning effect can be very influential-favourable or otherwise. Major attention has thus been directed to projects that can enhance these experiences.

The four projects approved by Order-in-Council No.1061 on July 20, 1989 are not listed in order of priority, but are briefly described as follows:

1. BELLEVILLE STREET, PHASE 1 $140,000

This City of Victoria project involves removal and relocation underground of all overhead Hydro and Telephone lines on Belleville from Menzies to Pendray and Pendray to Quebec. It is the preliminary step leading to final extensive improvements involving road realignment, sidewalk widening and landscaping all expected to be undertaken by City of Victoria next

year. Commission had already targeted this stretch of Belleville for early improvement in response to initiatives by property owners in the area.

2. GOVERNMENT ST./WHARF ST. CORNER $110,000

This is another proposal from City of Victoria and is in response to a Commission request to have this work implemented. It involves complete demolition of the existing old public washrooms and site works, and reconstruction to provide improved public open space and better visual and physical access from street level to the Lower Causeway. The property is owned by City of Victoria. This is the final phase of improvements made possible by the earlier relocation of Tourism Victoria facilities and the provision of new public washrooms at lower Causeway level in adjoining, Commission owned, 812 Wharf Street property.

3. CUTHBERT HOLMES PARK (PHASES 2B & 3) $75,000

This is a Saanich project, and is the next logical step in a multi-year programme. This 24 hectare park strategically located immediately south of the Trans Canada Highway and east of Admirals Road took many years to consolidate. A Crown grant of 14 hectares of Provincial lands to P.C.C. was finally accomplished in October 1986. These Commission lands were then leased to Saanich for $1 as part of an agreement with Saanich, which also saw eight to ten hectares of Saanich lands dedicated to form the new 24 hectare park.

Commission has already granted $264,000 for phases 1 and 2A of this project, which is in effect an extension of the existing highly successful Colquitz River Park to which P.C.C. was a major contributor. The proposed work this year includes access improvements, plant material and park furniture.

CUTHBERT HOLMES PARK

4. LOCHSIDE DRIVE $67,000

This was submitted by Town of Sidney, and is for shoreline beautification work. More precisely, the proposal is to construct a precast concrete retaining seawall to help control erosion, and to prepare the way for a future promenade and major landscaping improvements. Sidney has already spent $80,000 on closely related elements of this improvement program.

It is to be noted that the Commission, in balancing its priorities with available funding, did not recommend, in any of the above cases, a grant in the full amount of the application. 1, 2 and 3 were funded to a 75% level, with the balance remaining in the "Beautification Fund" then going to 4.

PROJECT NUMBERS AND EXPENDITURES

Projects supported by the Commission since its inception include the following:

NO.	PROJECT NAME	EXPENDITURE
	1957	
1.	Dallas Rd. Waterfront/Cook to Douglas	$61,345
2.	Mount Tolmie Development, Stage 1-3	51,301
3.	Extension, Superior to Heywood	39,034
4.	Willows Beach Esplanade	52,372
5.	Dallas Rd., Dock to Lewis	716,727
6.	Beach Drive, Satellite to Newport	84,643
7.	Illuminations - Beacon Hill Park	38,410
	1958	
8.	Gorge Park Development	25,523
	1959	
9.	King George Terrace (Oak Bay)	113,587
10.	Cliff Erosion, Beacon Hill Park	5,959
11.	Marine Drive, Belleville to Dock	5,025
12.	Memorial Crescent to Foul Bay	41,043
13.	Marine Drive, Douglas to Erie St.	22,510

	1960	
14.	Marine Drive, Uplds to Sinclair Rd.	$49,277
15.	Cadboro Gyro Park - Sinclair Rd.	2,555
16.	Scenic Drive, Uplands Park	37,260
17.	Oswego Street, Belleville to Dallas	16,931
	1961	
18.	Inner Harbour Development Study	750
19.	Marine Drive Signs	13,145
20.	Land Acquisitions, Parliament Precinct	134,500
	1962	
21.	Beautification of Douglas St.	185,707
22.	Landscaping, Quadra Park	7,604
23.	Greenfields - Goldstream Greenbelt	107,538
	1963	
24.	Victoria Centennial Square	370,000
	1964	
25.	Operating and Mtce. of Projects	12,000
26.	Beach Drive, Goodwin to Orchard	1,320
	1965	
27.	Confederation Garden Court	94,561
28.	Landscaping, Mayfair & Cedar Hill X Rd.	10,954

29.	Rose St. Rock Wall and Median Strip	$27,000
30.	Signal Hill Park	Cancelled
31.	Extension - Willows Beach Esplanade	Cancelled
32.	Decorative Lighting, Pioneer Square	7,100
	1966	
33a.	Gorge Waterway Study	939
33b.	Gorge Waterway Underground Wiring	105,000
	1967	
34.	Improvements to Gorge Waterway	547,600
	1968	
35.	Improvements to Gorge Waterway	189,500
36.	Gorge Waterway - Beautification	Cancelled
37.	Rose/Blanshard St. Approaches - Beautification	835,000
	1969	
38.	Mount Tolmie Reservoir - Beautification and Landscaping	10,000
39.	Cedar Hill X Rd.- Gordon Head to Haro Rd.	47,066
	1970	
40.	Mt. Tolmie-Summit Development, Phase 1 & 2	16,994
41.	Centennial 71 Project Belleville St. Development	87,709

	1971	
42.	Kinsmen Park	$11,375
43.	Inner Harbour (Phase 1 & 2)	70,088
	1972	
44.	The Causeway - Lower Promenade	480,000
45.	Belleville Street-Lower Promenade	80,000
46.	Survey, West Bay Promenade	6,000
	1973	
47.	Fleming Beach (Esquimalt)	37,677
48.	Gorge Waterway, Saanich - Bath House Cove	99,573
	1974	
49.	Seawall & Promenade, Ocean Cement Site	52,927
	1975	
75.	West Bay Development	373,500
	1976	
50.	West Bay Development	173,000
51.	Mt. Douglas Park Bank Stabilization	35,000
52.	Reid Centre Site Improvements	100,000
	1977	
53.	Captain Cook Statue (Inner Harbour)	4,805

54.	Modifications to Docking Facilities (Princess Marguerite)	$175,980
55.	West Bay Walkway Phase 3	106,580
56.	Gorge Park Phase 3	61,496
57.	West Bay Seafront Walkway	117,500
58.	Lower Promenade to Black Ball Dock	96,424
59.	Relocate M.V. Coho	110,000
60.	Landscaping Trees from B.C.B.C.	26,980
61.	Crystal Garden Consultant Fees	251,288
	1978	
62.	Inner Harbour - Ship Point Wharf	390,698
63.	New Boat Basin, Wharf St.	544,156
64.	Landscaping/Furniture, Ship Point	42,446
65.	Inner Harbour - Ship Point	24,609
66.	Crystal Garden - Renovations	2,607,757
67.	Additional Dolphins, New Coho Berth	28,971
68.	Demolition Black Ball Ferries Bldg	35,152
69.	Relocate Undersea Gardens	51,414
70.	Bowker Creek Beautification	365,000
71.	Inner Harbour - Reinstatement of sites, site services and consultants	93,500
72.	West Bay Walkway	25,000

73.	Reid Site-Specialist Consultants	$806,339
	1979	
74.	Relocate Visitors Info. Centre	28,542
76.	Ship Point Wharf - City of Victoria	12,600
77.	Demolition of Visitors Info. Centre	5,836
78.	Landscaping - Visitors Info. Centre	12,000
	1980	
79.	Colquitz Creek Improvement (Saanich)	722,602
	1981	
80.	Chinatown Development	294,600
81.	Arm Street Park Project	120,000
82.	Brentwood Bay Imprvmts (Phase 1)	95,200
83.	Inner Harbour - Urban Design Proposals South Shore Promenade	20,858
	1982	
84.	Inner Harbour - Deck and Forecourt Black Ball & Former CPR Terminals	499,668
	1983	
85.	Reay Creek/Lochside Design Services	2,845
86.	Fleming Beach Walkway (Esquimalt)	70,000
87.	Inner Harbour-Landscaping Contract	20,191
88.	St. Ann's Academy	47,928

1984

89.	Inner Harbour - Wharf St.Rock Wall	$63,500
90.	Pioneer Pk-Brentwood Bay - Phase 2	15,500
91.	Reay Creek Park, Phase 1	30,000

1985

92.	West Bay Walkway, Barnard to Maitland Phase 1	190,000

1986

93.	Reay Creek Park - Design Services	1,675
94.	812 Wharf Street - P.C.C. Share of Development	578,000
95.	Belleville St. Forecourt Phase 3	250,000
96.	Cuthbert Holmes Park, Phase 1	194,000
97.	Douglas Street Landscaping, Phase 1	20,000
98.	Pioneer Park - Brentwood Bay, Phase 2b	32,100

1987

99.	West Bay Walkway - Maitland to Robert	162,030
100.	Douglas Street Landscaping, Phase 3	99,800

1988

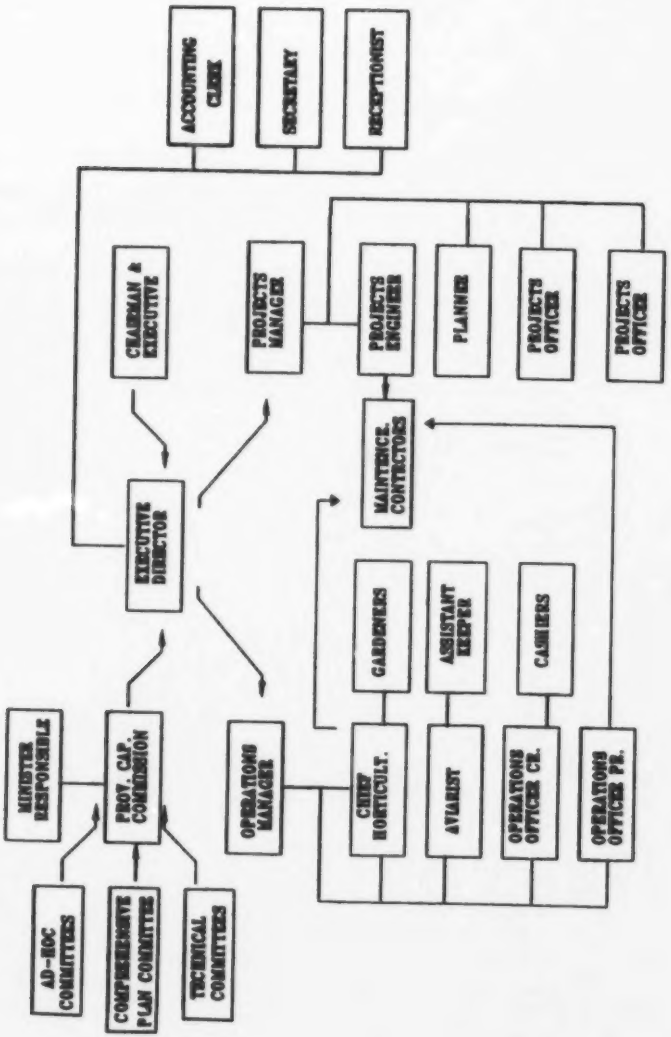
101.	Belleville St. Forecourt Phase 4	500,000
102.	Cuthbert Holmes Park Phase 2A	70,000
103.	Goldstream/Millstream Rd. Intersection	45,000

104.	Gorge Falls Viewpoint	$20,000
105.	West Bay Walkway-Russell to Mary St.	190,000
106.	View Royal Park	50,000

1989

107.	Belleville Street, Phase 1	140,000
108.	Government/Wharf Streets Corner	110,000
109.	Cuthbert Holmes Park, 2B/3	75,000
110.	Lochside Drive (Sidney)	67,000

ORGANIZATION CHART



PROVINCIAL CAPITAL COMMISSION
613 PANDORA AVENUE
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CRYSTAL GARDEN
713 DOUGLAS STREET
MAILING ADDRESS: 613 PANDORA AVENUE

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VICE CHAIRMAN
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PROJECTS MANAGER
G. Ken Patton **386-1356**
OPERATIONS MANAGER
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E. A. (Betty) Thomas **386-1356**
SECRETARY
Linda A. Kelly **386-1356**
RECEPTIONIST
Debbie E. Eddy **386-1356**

FINANCIAL STATEMENT

As required by Section 14 of the Capital Commission Act, all expenditures of the Capital Commission are subject to audit by the Auditor General. As provided for by Section 12, Capital Commission Act, Chapter 42 R.S.B.C. 1979, the Commission is required to provide the Minister Responsible with a detailed statement of accounts for the previous fiscal year, which statements shall be presented to the Legislature within the first fourteen days of the next following session.

Readers are referred, therefore, to the Public Accounts of British Columbia, 1989/90 for detailed information relative to the audited financial statement of the Commission.